

32

REVISED
TRINITY LAKES PUD
PHASE I

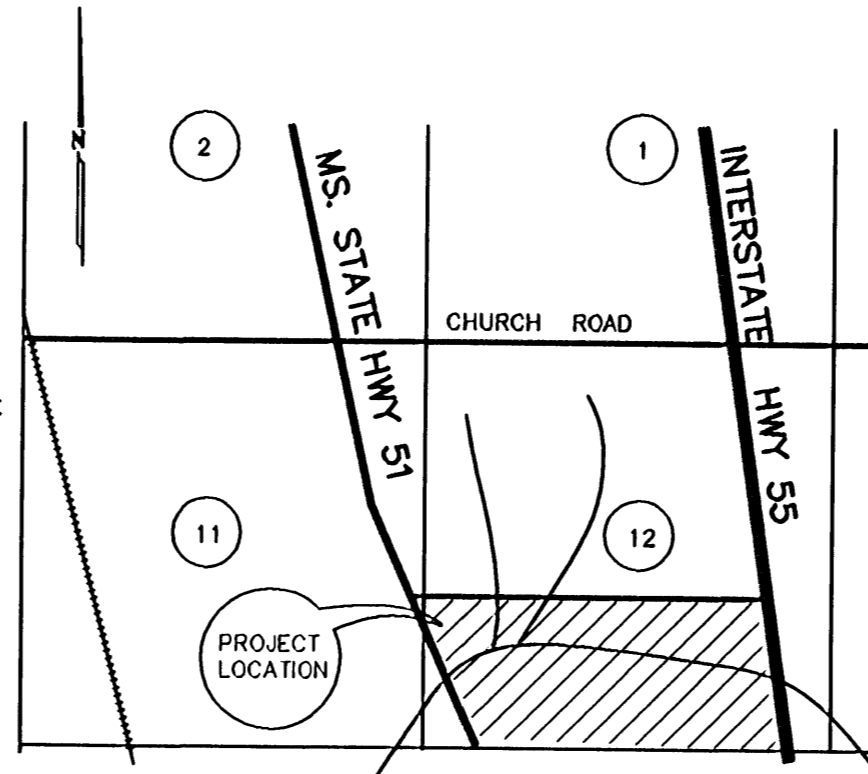
80 Lots

LEGAL DESCRIPTION

Trinity Lakes P U D
Revised Phase 1

DESCRIPTION: A tract of land in the Southeast Quarter (SE 1/4) of Section 11, and in the South Half (S 1/2) of Section 12, Township 2 South, Range 8 West, in the City of Southaven, De Soto County, Mississippi, and being more particularly described as follows:

Commence at a buggy axle found marking the southwest corner of Section 12, Township 2 South, Range 8 West; run thence South 89° 54' 11" East along the south line of said Section 12 for a distance of 413.28 feet to a half inch rebar found on the east right-of-way line of Mississippi Highway Number 51, and at the Point of Beginning; from said Point of Beginning located at the southwest corner of the herein described Revised Phase 1 of Trinity Lakes, P U D run North 25° 45' 42" West along the east line of said highway for a distance of 773.42 feet to a half inch rebar previously set; run thence North 60° 00' 00" East, leaving said highway, for a distance of 249.46 feet to a half inch rebar set in a circular curve on the west right-of-way of Sweetwater Drive (50 foot right-of-way); run thence along said circular curve to the right, on said west right-of-way for a distance of 86.24 feet, said circular curve has a radius of 625.00 feet with a chord bearing of North 18° 13' 09" West and a chord distance of 86.17 feet to a half inch rebar previously set; run thence North 14° 15' 59" West for a distance of 51.72 feet to a half inch rebar previously set on a circular curve to the right; run thence along said circular curve to the right for a distance of 155.16 feet, said curve having a radius of 625.00 feet, a chord bearing of North 07° 09' 15" West and a chord distance of 154.76 feet to a half inch rebar found; run thence South 89° 57' 28" West, leaving said Sweetwater Drive west right-of-way, for a distance of 115.51 feet to a half inch rebar previously found; run thence North 69° 04' 03" West for a distance of 170.50 feet to a half inch rebar previously found; run thence South 64° 14' 18" West for a distance of 98.77 feet to a half inch rebar found on the said east line of said Mississippi Highway No. 51; run thence North 25° 45' 42" West along the east line of said highway for a distance of 319.49 feet to a half inch rebar previously found at the northwest corner of the herein described Revised Phase 1 of Trinity Lakes P U D; run thence South 89° 54' 11" East along the north line of said Trinity Lakes P U D for a distance of 594.50 feet to a half inch rebar previously found; run thence South 10° 00' 00" West, leaving said north line for a distance of 161.66 feet to a half inch rebar previously found on the north right-of-way of Clearview Road (50 foot right-of-way); run thence South 69° 04' 03" East along said north right-of-way for a distance of 37.94 feet to a half inch rebar previously set; run thence South 14° 55' 20" West a distance of 50.23 feet to a half inch rebar previously set on the south right of way of Clearview Road on a circular curve to the left on the proposed extension of Clearview Road in a future phase of Trinity Lakes P U D; run thence along said proposed circular curve to the left for a distance of 177.61 feet, said curve having a radius of 325.00 feet, a chord bearing of S 85° 39' 01" E and a chord distance of 175.40 feet to a half inch rebar set; run thence North 78° 41' 40" East, along said south right-of-way of said proposed public street (Clearview Road) for a distance of 274.14 feet to a half inch rebar set on a circular curve to the right; run thence along said circular curve to the right, along said south right-of-way of said proposed street for a distance of 55.28 feet, said curve having a radius of 275.00 feet, a chord bearing of North 84° 20' 19" East and a chord distance of 55.19 feet to a half inch rebar set; run thence South 89° 54' 11" East, continuing along said south proposed right-of-way for a distance of 254.08 feet to a half inch rebar set; run thence South 52° 20' 56" East, leaving said south proposed right-of-way for a distance of 154.26 feet to a half inch rebar previously set on a circular curve to the left; run thence along said circular curve to the left along the north edge of a lake for a distance of 190.90 feet, said curve having a radius of 250.00 feet, with a chord bearing of South 74° 13' 27" East and a chord distance of 186.29 feet to a half inch rebar set; run thence North 83° 54' 01" East, continuing along north edge of said lake for a distance of 64.29 feet to a half inch rebar set; run thence South 20° 11' 54" East for a distance of 373.71 feet to a half inch rebar previously set on a circular curve to the left, on the south right-of-way of Lakemont Drive (50 foot right-of-way); run thence along said circular curve to the left for a distance of 9.93 feet with a radius of 575.00 feet, said curve having a chord direction of South 75° 23' 55" West and a chord distance of 9.93 feet to a half inch rebar previously set; run thence South 15° 10' 10" East, leaving said south right-of-way, along the east line of said Revised Phase 1 Trinity Lakes P U D, for a distance of 168.69 feet to a half inch rebar previously set; run thence South 04° 53' 23" East for a distance of 585.75 feet to a half inch rebar found on the south line of said Revised Phase I, Trinity Lakes P U D; run thence North 89° 54' 11" West for a distance of 1,238.85 feet to the Point of Beginning of the herein described Revised Phase 1 of Trinity Lakes P U D; said Revised Phase 1 contains 39.41 acres of land, more or less.



VICINITY MAP

NOTE: THE FOLLOWING LOTS ARE OWNED BY REEVES-WILLIAMS LLC: LOTS 10,11,12,30,35,36,40,41,42,70,71,72,79,80, AND 83. ALL OTHER LOTS ARE OWNED BY TRINITY LAKES LLC. THIS PLAT HAS BEEN PREPARED AND REVISED WITHOUT THE BENEFIT OF A TITLE REPORT.

Declaration of Covenants, Conditions & Restrictions
Recorded in DeSoto Deed
Book 385 Page 33
Dated 01-02-01
W E Davis, Chancery Clerk
By M. C. C. De.

REVISION: 11-2000 REVISED BOUNDARY, BUFFER ZONES, EASEMENT AND COMMON AREAS



OWNERS CERTIFICATE

SHEET 1 OF 2

I, MARK BELLIN, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND RIGHTS-OF-ACCESS AS SHOWN TO THE CITY OF SOUTHAVEN, MISSISSIPPI, AND DEDICATE ALL UTILITIES TO THE HORNLAKE WATER ASSOCIATION, INC. AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

Mark Bellin, Manager
SIGNATURE OF OWNER

TRINITY LAKES LLC

NOTARY'S CERTIFICATE

STATE OF Mississippi, COUNTY OF DeSoto
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 19th DAY OF December, 2000, WITHIN MY JURISDICTION, THE WITHIN NAMED MARK BELLIN, WHO ACKNOWLEDGED THAT HE IS MANAGING MEMBER OF TRINITY LAKES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND THAT ON BEHALF OF THE SAID COMPANY, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING PLAT FOR THE PURPOSES MENTIONED ON THE DAY AND THE YEAR THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID COMPANY SO TO DO.

MY COMMISSION EXPIRES:

Dianne J. Ross
NOTARY PUBLIC

OWNERS CERTIFICATE

I, MARK BELLIN, THE UNDERSIGNED OWNER OF THE LOTS SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY, AND RIGHTS-OF-ACCESS AS SHOWN TO THE CITY OF SOUTHAVEN, MISSISSIPPI, AND DEDICATE ALL UTILITIES TO THE HORNLAKE WATER ASSOCIATION, INC. AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

Mark Bellin, Manager
SIGNATURE OF OWNER

REEVES-WILLIAMS LLC.

NOTARY'S CERTIFICATE

STATE OF Mississippi, COUNTY OF DeSoto
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 19th DAY OF December, 2000, WITHIN MY JURISDICTION, THE WITHIN NAMED MARK BELLIN, WHO ACKNOWLEDGED THAT HE IS MANAGING MEMBER OF REEVES-WILLIAMS LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT ON BEHALF OF THE SAID COMPANY, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING PLAT FOR THE PURPOSES MENTIONED ON THE DAY AND THE YEAR THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID COMPANY SO TO DO.

MY COMMISSION EXPIRES:

Dianne J. Ross
NOTARY PUBLIC

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

LARRY L. BRITT
MISSISSIPPI P.E. 4193193

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 26th DAY OF May, 2000, 1998

CHAIRMAN

SECRETARY

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN

DATE: 11/7/00

ATTEST:

STATE OF MISSISSIPPI:
COUNTY OF DeSOTO:

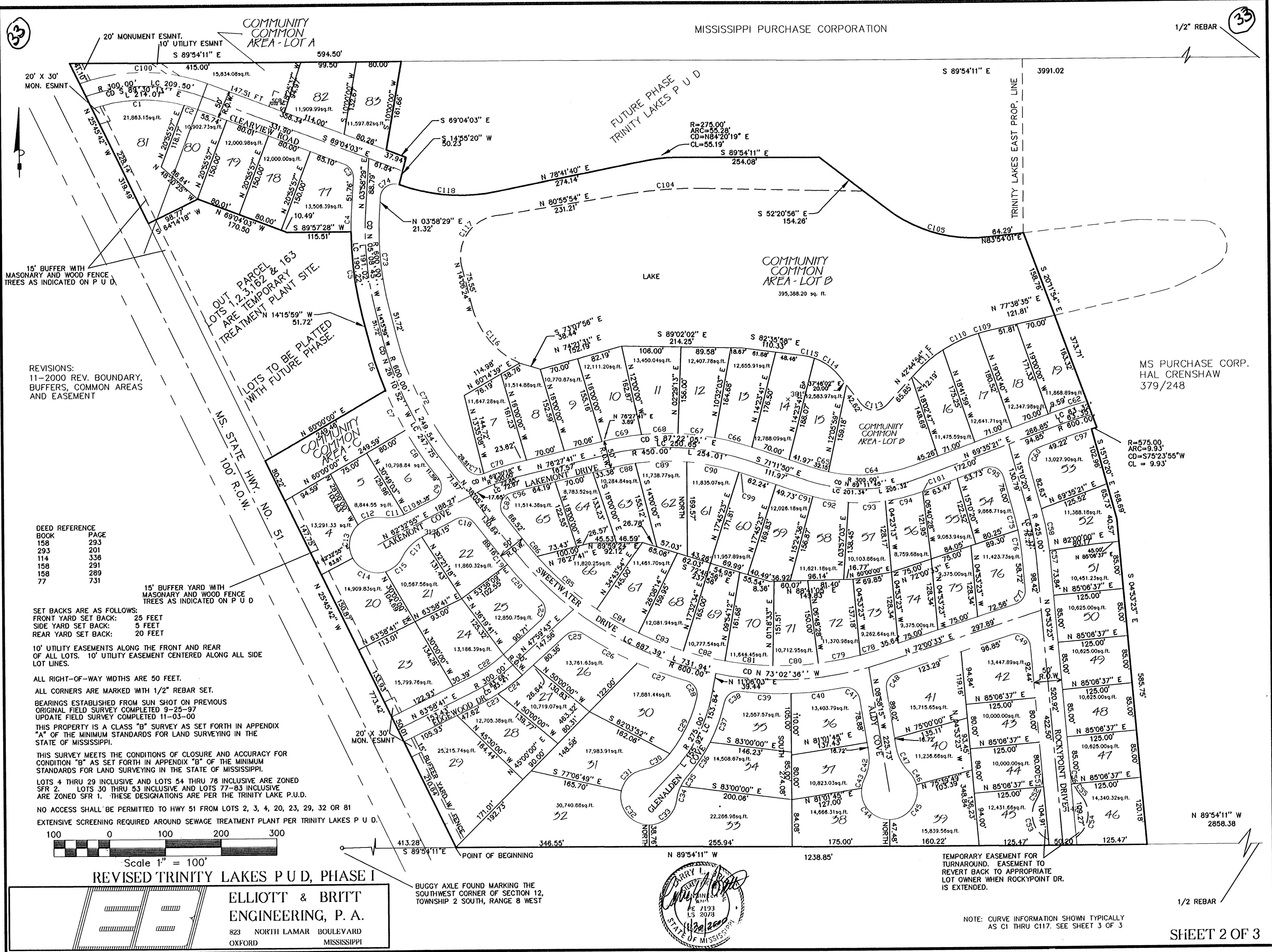
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 73 AT PAGE 32-34 ON December 28, 2000.

W.E. Davis, Chancery Court Clerk
CHANCERY COURT CLERK

By: M. C. C. De.

REVISED
TRINITY LAKES PUD PHASE I
DE SOTO COUNTY, MISSISSIPPI

SCALE:
NUMBER:
DATE:
11.2000



DEED REFERENCE

BOOK	PAGE
158	293
293	201
114	338
158	291
158	289
77	731

SET BACKS ARE AS FOLLOWS:
FRONT YARD SET BACK: 25 FEET
SIDE YARD SET BACK: 5 FEET
REAR YARD SET BACK: 20 FEET

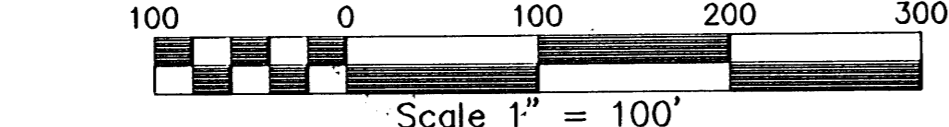
10' UTILITY EASEMENTS ALONG THE FRONT AND REAR OF ALL LOTS. 10' UTILITY EASEMENT CENTERED ALONG ALL SIDE LOT LINES.

ALL RIGHT-OF-WAY WIDTHS ARE 50 FEET.
ALL CORNERS ARE MARKED WITH 1/2" REBAR SET.
BEARINGS ESTABLISHED FROM SUN SHOT ON PREVIOUS ORIGINAL FIELD SURVEY COMPLETED 9-25-97
UPDATE FIELD SURVEY COMPLETED 11-03-00

THIS PROPERTY IS A CLASS "B" SURVEY AS SET FORTH IN APPENDIX "A" OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.
THIS SURVEY MEETS THE CONDITIONS OF CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FORTH IN APPENDIX "B" OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

LOTS 4 THRU 29 INCLUSIVE AND LOTS 54 THRU 76 INCLUSIVE ARE ZONED SFR 2. LOTS 30 THRU 53 INCLUSIVE AND LOTS 77-83 INCLUSIVE ARE ZONED SFR 1. THESE DESIGNATIONS ARE PER THE TRINITY LAKE P.U.D.

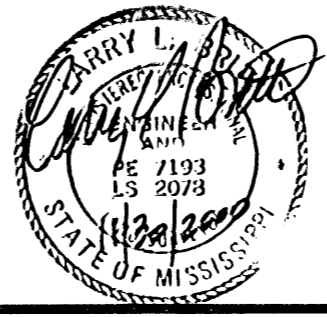
NO ACCESS SHALL BE PERMITTED TO HWY 51 FROM LOTS 2, 3, 4, 20, 23, 29, 32 OR 81
EXTENSIVE SCREENING REQUIRED AROUND SEWAGE TREATMENT PLANT PER TRINITY LAKES P.U.D.



REVISED TRINITY LAKES P.U.D., PHASE I

ELLIOTT & BRITT
ENGINEERING, P.A.
823 NORTH LAMAR BOULEVARD
OXFORD MISSISSIPPI

BUGGY AXLE FOUND MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 8 WEST



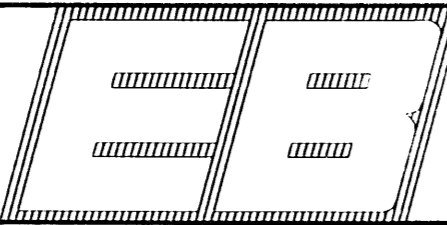
NOTE: CURVE INFORMATION SHOWN TYPICALLY AS C1 THRU C117. SEE SHEET 3 OF 3

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 88°07'23" E	275.00	168.29	165.68
C2	S 71°42'22" E	275.00	25.33	25.32
C3	S 32°32'47" E	25.00	31.87	29.76
C4	S 01°57'59" W	625.00	43.82	43.81
C5	N 07°09'19" W	625.00	155.16	154.76
C6	N 18°13'09" W	625.00	86.24	86.17
C7	S 25°51'04" E	625.00	80.27	80.21
C8	S 33°48'47" E	625.00	93.43	93.35
C9	S 12°13'35" W	25.00	43.91	38.48
C10	S 65°43'33" W	80.00	8.87	8.87
C11	S 83°47'25" W	80.00	41.57	41.11
C12	S 72°37'16" W	50.00	45.48	43.93
C13	S 09°33'24" W	50.00	64.59	60.19
C14	S 66°49'59" E	50.00	68.73	63.45
C15	N 50°06'09" E	50.00	41.33	40.17
C17	N 44°29'03" E	80.00	50.45	49.61
C18	S 77°46'25" E	25.00	34.63	31.92
C19	S 38°25'19" E	625.00	7.12	7.12
C20	S 42°46'03" E	625.00	87.68	87.61
C21	S 00°36'15" W	25.00	41.36	36.80
C22	S 55°59'12" W	275.00	76.71	76.46
C23	N 60°50'26" E	325.00	35.59	35.58
C24	N 52°50'57" E	325.00	55.06	55.00
C25	N 86°08'03" E	25.00	33.28	30.88
C26	S 60°46'25" E	625.00	110.10	109.96
C27	S 70°08'47" E	625.00	94.38	94.29
C28	S 30°35'14" E	25.00	38.30	34.66
C29	S 26°13'22" W	250.00	112.79	111.84
C30	S 59°14'25" W	80.00	56.11	54.97
C31	S 46°06'33" W	50.00	57.99	54.79
C32	S 38°33'25" E	50.00	89.78	78.20
C33	N 48°37'46" E	50.00	72.21	66.09
C34	N 16°52'45" E	80.00	26.86	26.74
C35	N 33°58'13" E	80.00	20.86	20.80
C36	N 34°20'48" E	300.00	74.30	74.11
C37	N 19°56'20" E	300.00	76.58	76.38
C38	N 54°39'45" E	25.00	36.68	33.48
C39	S 87°30'55" E	625.00	91.95	91.87
C40	N 83°55'20" E	625.00	94.85	94.76
C41	S 54°41'53" E	25.00	39.90	35.80
C42	S 09°05'37" W	80.00	50.45	49.61
C43	S 17°25'43" W	50.00	16.98	16.90
C44	S 41°09'01" E	50.00	85.26	75.30
C45	N 37°49'54" E	50.00	91.05	78.98
C46	N 29°43'05" W	50.00	26.85	26.52
C47	N 27°02'07" W	80.00	50.45	49.61
C48	N 31°31'09" E	25.00	35.33	32.47
C49	S 56°26'25" E	25.00	44.99	39.16
C51	S 04°53'23" E	80.00	24.66	24.56
C52	S 29°20'44" W	80.00	27.48	27.35
C53	S 15°20'42" E	50.00	39.22	33.72
C54	N 05°10'36" E	50.00	107.62	88.82
C55	N 39°07'31" W	50.00	27.70	27.35
C56	N 04°53'23" W	50.00	24.81	24.56
C57	N 05°19'25" W	450.00	6.81	6.81
C58	N 10°37'16" W	450.00	76.48	76.39
C60	N 27°12'30" E	25.00	36.98	33.70
C62	S 71°15'44" W	625.00	63.38	63.36
C64	S 85°50'40" W	275.00	156.04	153.96
C65	N 74°32'56" W	275.00	32.17	32.15
C66	N 75°19'54" W	475.00	68.55	68.49
C67	N 83°29'22" W	475.00	66.71	66.66
C68	S 88°32'28" W	475.00	65.43	65.37
C69	S 90°31'42" W	475.00	67.43	67.37
C70	S 71°28'11" W	325.00	56.63	56.56
C71	N 74°05'32" W	25.00	34.76	32.02
C72	N 26°10'52" W	575.00	239.14	237.42
C73	N 05°08'45" W	575.00	183.06	182.29
C74	N 56°59'24" E	25.00	46.26	39.94
C75	S 13°33'14" E	400.00	22.60	22.59
C76	S 08°24'46" E	400.00	49.19	49.16
C77	S 33°33'35" W	25.00	33.55	31.09
C78	S 73°46'52" W	575.00	35.56	35.56
C79	S 79°22'21" W	575.00	76.67	76.61
C80	S 87°15'02" W	575.00	81.46	81.39
C81	N 84°23'38" W	575.00	86.25	86.17
C82	N 76°16'37" W	575.00	76.67	76.61
C83	N 68°09'36" W	575.00	86.25	86.17
C84	N 59°33'56" W	575.00	86.25	86.17
C85	N 48°06'23" W	575.00	143.75	143.38
C86	N 39°31'12" W	575.00	28.59	28.59
C87	N 17°13'03" E	25.00	48.27	41.11
C88	N 79°26'10" E	425.00	44.13	44.11
C89	N 88°37'37" E	425.00	92.22	92.04
C90	S 78°42'01" E	425.00	95.78	95.58
C91	S 72°53'37" E	325.00	19.24	19.24
C92	S 80°19'10" E	325.00	65.00	64.89
C93	N 88°06'04" E	325.00	66.36	66.25
C94	N 76°09'39" E	325.00	69.09	68.96
C95	S 62°47'30" E	25.00	41.56	36.93
C96	N 74°29'46" E	275.00	18.87	18.86
C97	N 72°14'48" E	575.00	53.34	53.32
C98	N 75°23'55" E	575.00	9.93	9.93
C99	S 71°43'14" E	425.00	7.76	7.76

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C100	S 89°43'43" E	325.00	234.39	229.35
C101	N 69°49'46" E	325.00	2.73	2.73
C102	S 66°42'40" E	325.00	177.68	176.08
C104	N 86°01'05" E	750.00	133.16	132.99
C105	S 74°13'27" E	250.00	190.90	186.29
C106	S 63°42'54" W	400.00	48.92	48.91
C107	S 10°42'25" E	48.00	119.69	93.48
C108	S 79°46'59" W	200.00	47.69	47.70
C109	S 75°29'32" W	250.00	18.77	18.77
C110	S 65°16'05" W	250.00	70.45	70.22
C111	S 49°58'18" W	250.00	63.03	62.87
C113	N 87°30'34" W	30.00	52.09	45.79
C114	N 53°57'19" W	100.00	56.51	55.76
C115	N 76°22'17" W	100.00	21.74	21.70
C116	N 39°56'18" W	150.00	135.25	130.72
C117	N 37°40'41" E	75.00	135.59	117.86
C118	S 85°39'01" E	325.00	177.61	175.40



REVISED TRINITY LAKES P U D, PHASE I



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CURVE TABLE